



City of Seattle
Seattle Department of Neighborhoods
Bernie Agor Matsuno, Director



King County



HARBORVIEW MEDICAL CENTER MAJOR INSTITUTIONS STANDING CITIZENS ADVISORY COMMITTEE

Harborview Medical
Center Major Institutions
Standing Citizens
Advisory Committee

Members

Larry Brouse – Chair
Kristin O'Donnell
John Dolan
Frederick Scheetz
Anne Fiske Zuniga
S Anne Newcombe
Leslie Harper Miles
Mike Greenen
Kristen Johnson
Ted Klainer

Ex-Officio Members

Steve Sheppard – DON
Michael Dorcy – DPD
Elise Chayet – Harborview
Medical Center

MINUTES

Meeting #28

Wednesday, July 18, 2012

Members Present

Larry Brouse	
Ted Klainer	Leslie Harper Miles
Kristin O'Donnell	John Dolan
Anne Fiske Zuniga	Anne Newcombe

Members Absent

Mike Greene	Kristen Johnson
Frederick Scheetz	

Staff Present

Steve Sheppard – City of Seattle, Department of Neighborhoods
Elise Chayet – Associate Administrator, Harborview
Michael Dorcy – City of Seattle, Department of Planning and Development

Others Present

(see sign-in sheet)

1. Welcome and Introductions

The meeting was opened by Larry Brouse. Brief introductions followed.

Mr. Brouse stated that the primary reason for the meeting is an update from the County on the proposal to amend the Harborview Major Institutions Master Plan to forego demolition of Harborview Hall. He noted that County representatives are present and they have been working with the Sabey Corporation on this issue.

2. Presentation from King County

Sung Yang from the county Executive's Office was recognized to lead the County presentation concerning this issue. Mr. Sang stated that he wanted to thank Larry and the Committee for allowing the County to come back and share what we're thinking in terms of where we're headed next. He stressed that the County Executive is committed not only to the prospect of preserving and redeveloping Harborview Hall but to providing open space on the campus.



Mr. Yang expressed his strong conclusion that the open space, preservation, and maintaining the County's strong support for Harborview Hospital are not mutually exclusive

Mr. Yang stated that in response to an open bid competition Sabey Corporation was selected to conduct Phase I pre-development activities. He noted that Sabey Corporation has extensive experience with repurposing historic buildings for medical use and noted their recent renovating of the James Tower at Swedish Medical Center. He then introduced Eileen DeArmon from Sabey Corporation to continue with the formal briefing.

Ms. DeArmon briefly introduced herself and the Sabey staff that would be working on this project. She stated that Sabey appreciates the qualities of historic buildings and has a lot of experience in renovation. She briefly went over Sabey's recent renovations of the Swedish Cherry Hill Campus 1910 building. She offered the opinion that Harborview Hall could be similarly renovated and repurposed.

Ms. DeArmon acknowledged that the Standing Advisory Committee had been worked for the last 12 years to implement a MIMP that envisioned demolition of Harborview Hall and construction of open space in the center of campus. However, she stated that situations have changed over 12 years and now there are possibilities that may not have been previously apparent. Ms. DeArmon then outlined Sabey's vision. She stated that Harborview Hall is a good historical building with great potential for effective restoration. IN addition, its retention and possible relocation of the open space to the east offers the opportunity to make the campus more permeable and open.

The design concept is to retain the historic facades as a connection to the similar building to the west while renovation the interior and adding to the east to create a modern office space Replacement open space would be located immediately east of Harborview Hall. Ms. DeArmon stated that Sabey believes that if the SAC can stand back and disinvest from what was done 12 years ago as best you can, and we can come up with something quite remarkable here.

The floor was opened to Committee questions. Larry Brouse asked if the landscaping associated with the replacement open space would extent to the east and particularly to Terrace. Ms. DeArmon responded that this was possible.

Members asked for clarification concerning parking. Staff responded that parking is being evaluated as part of this phase of this study. It was noted that any parking arrangement would have to be consistent with the restrictions contained in the MIMP

Members asked if Sabey truly felt that this was an economical direction to go. Ms. DeArmon responded that Sabey believes that it is potentially economically feasible. The corporation does not want to build a building that doesn't work. They looked at this carefully before choosing to move forward, and have no doubt about the marketability of this project.

Ms. DeArmon then briefly went over the schedule. The feasibility study part of the work will extend through the summer and the fall. This will involve looking at financing arrangements and possible tenant mixes. Sabey Staff noted low vacancy rates for

medical offices on First Hill, and their experiences at the James Tower (1910 Building) at Swedish Medical Center as strong indicators that this project could be economically feasible. She acknowledges some constraints. Under the Harborview Master plan everything that goes into the campus has to be functional related to the Hospital's mission

Eileen Whalen, Executive Director of Harborview Medical Center was introduced. Ms. Whalen stated that Harborview has a closed medical staff and that won't change. She stated that she and the Board are still unclear about the intended uses that the space would be marketed to. Harborview presently foresees immediate no need for this space and we are struggling with its relationship to our needs.

Members asked for clarification concerning the relationship of the proposed relocated open space to the proposed renovations at Yesler Terrace. Staff briefly went over the status of preliminary planning at Yesler Terrace and stated that the proposed space would offer opportunities for complimentary development.

John Dolan noted that this proposal raised major issues for him. He noted that relationship of the relocation of the open space to the renovation of the fire house, the nature of any guarantees concerning the future use of the open space and particularly whether it will become a future building site or be dedicated long-term for essentially park-type uses. He further expressed great dissatisfaction with the process by which this proposal was brought forward. He noted that the development of the plan under the Major Institution Process involved years of give and take and consideration. However, at some point recently our elected officials sat down with a single group and essentially threw out all of the past work.

Mr. Dolan noted that he has served on 4 CAC's, Seattle University, Harborview, Swedish, and Virginia Mason. He stated that the County Executive needs to understand that this is problematic.

Mr. Yang responded that the County does understand. Benefits to the hospital and to King County are not mutually exclusive. He stated that the County would be committing to permanent open space in this scenario, and some renovation of the historic fire house that. The County wants people's input about.

Steve Sheppard stated that he wanted to briefly discuss some process issues. The heart open space is not a dedicated open space in the current MIMP. What the County has just offered is significant. Dedicated open space is not considered a future building site under the Master Plan process. I think I mentioned that ... visually and otherwise the center tower would be Harborview Hall.

Kristen O'Donnell noted that Harborview Hall went through the landmark process and was not designated. The CAC then went through a long process to develop the heart of Campus concept as part of its Master Plan partly on the basis that Harborview Hall's not landmarked. The CAC considered that the heart of the campus would be a good amenity. Then single-focus groups ride over the hill and "ta-da" save Harborview Hall. It is very upsetting.

Anne Fiske Zuniga noted that the SAC and others hoped that the park to happen very soon. She noted that the proposal outlined tonight is better than what was described at the last. She noted that she too was distressed that this has come up last minute. It's

disconcerting that years of pondering occurred and now the last minute it is totally changed. She asked why this has occurred so late.

Mr. Yang responded that when the County Executive learned of the impending demolition of Harborview Hall thought that saving Harborview Hall should be preserved. He noted that everyone knows that the County Executive is a strong advocate of historic preservation efforts. So the county looked at the assumptions that were on the table when it was decided to demolish the building, and considered whether those assumptions may have changed. Many people felt this building had very strong historic values, on the other hand the costs at that time the known costs of trying to preserve the building seems to make preservation impractical. That's changed. Historic tax credits that are available and preservation practices that improved. We went to the hospital and asked for a pause from this demolition to further consider this issue. The hospital and to the board allowed us to take this pause.

We went through in the last 8 months or so an RFQ and RFP to really test the market. As it turns out we have 3 fairly strong proposals. We selected a developer based upon the open bid process and now we're working with Sabey.

There was a brief discussing of design and the importance of retaining the front facade of the building. Staff responded that would be done but both internally and to the east more modern buttressing would be required to address seismic issues.

Anne Newcombe noted that the concept of the Heart of Campus was a central space tying the campus together. The idea was to use this central plaza to unify the uses on each side of 9th and break down the isolation between the buildings on either side of 9th Avenue. The change of to the east may open a bit to the east but negates the use as a unifying element in the plan. Sabey staff responded that they are looking carefully at how access through the lobby of a renovated Harborview Hall might help that situation.

Mr. Brouse noted that there will likely be a long delay before any open space was developed. Ms. DeArmon responded that the goal is to provide better open space than was originally proposed as the Heart of Open Space. ...

Committee members asked about timing and process.

Steve Sheppard stated that the Master Plan Process includes provisions for requesting amendments. This action would likely require an amendment. No request for amendment, has been made at this time. The County as owner is undertaking its internal process to determine whether retention and renovation is feasible. If they conclude that is the case then they would have to make a request for an amendment to the Master Plan. He noted that it is unclear whether this might be a major or minor amendment. The request is to the City Department of Planning and Development for an interpretation. The CSAC has a formal role in commenting on whether any requested amendment is major or minor. If determined a major amendment, the process is similar to developing and entire new master plan.

3. Next Steps

There was a brief discussion of additional information that the SAC might need for its next meeting. Members asked for the following:

- Additional views and perspectives, and what improvements were made to the Ninth Avenue experiences. Try to address some of these points that were brought up tonight.
- Some more sizes of the different spaces.
- Explore ideas of the other possibilities.
- Address other ideas and concerns heard at the meeting tonight.

The next meeting date was set for August 15.

8. Adjournment.

No further business being before the Committee, the meeting was adjourned.